

3.2.1 One-Foot Rise Floodway

The 1-foot rise floodway alternative layout, presented in Figure 3-5, allows development in the flood fringe up to the 1-foot rise floodway boundary. The layout maximizes the commercial building area (950,480 square feet) by using the floodway for parking. The City of Lincoln allows parking lots to be located in the floodway if no fill is necessary to construct the parking lots. However, locating parking lots within the floodway destroys the riparian habitat along a stream, increases runoff, and contributes to surface water pollution. The floodplain impacts for commercial development were the same as those presented for residential development in Section 3.1.1.

The economic analysis for this alternative was calculated based on the layout in Figure 3-5. The total site area is approximately 58 acres, while the developable area is 43.5 acres. The total area for commercial buildings was 950,480 square feet, and total parking area was 943,662 square feet. These quantities were then used to estimate the cost to develop the property on a per-acre basis. Development cost calculations can be found in Appendix A. This alternative was used as the existing floodplain regulation baseline to compare the other alternatives.